

EDWARD M. WOLKOWITZ, TRUSTEE (SBN 68298)

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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION**

In re:	§	
	§	
ISMAEL PEREZ GARCIA	§	Case No. 2:14-bk-19679-BR
JULIETA HERNANDEZ SANTIAGO	§	
	§	
Debtors	§	

TRUSTEE'S FINAL REPORT (TFR)

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under chapter 7 of the United States Bankruptcy Code was filed on 05/16/2014 . The undersigned trustee was appointed on 05/16/2014 .
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.

4. The trustee realized gross receipts of \$ 17,500.00

Funds were disbursed in the following amounts:

Payments made under an interim disbursement	0.00
Administrative expenses	841.71
Bank service fees	177.13
Other payments to creditors	0.00
Non-estate funds paid to 3 rd Parties	0.00
Exemptions paid to the debtor	0.00
Other payments to the debtor	0.00

Leaving a balance on hand of ¹	\$	16,481.16
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¹ The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. §326(a) on account of the disbursement of the additional interest.

The remaining funds are available for distribution.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

6. The deadline for filing non-governmental claims in this case was 12/23/2014 and the deadline for filing governmental claims was 12/23/2014 . All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$ 2,389.50 . To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$ 0.00 as interim compensation and now requests a sum of \$ 2,389.50 , for a total compensation of \$ 2,389.50 ². In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$ 0.00 , and now requests reimbursement for expenses of \$ 331.89 , for total expenses of \$ 331.89 ².

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 10/20/2015 By: /s/EDWARD M. WOLKOWITZ, CHAPTER 7 TRUSTEE
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

² If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D).

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Case No:	14-19679	BR	Judge:	Barry Russell	Trustee Name:	EDWARD M. WOLKOWITZ, CHAPTER 7 TRUSTEE
Case Name:	ISMAEL PEREZ GARCIA			Date Filed (f) or Converted (c):	05/16/2014 (f)	
	JULIETA HERNANDEZ SANTIAGO			341(a) Meeting Date:	06/19/2014	
For Period Ending:	10/20/2015			Claims Bar Date:	12/23/2014	

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. REAL PROPERTY 562 S BACKTON AVENUE LA PUENTE, CA 91744	310,000.00	0.00		0.00	FA
2. REAL PROPERTY 1335 BALLISTA AVENUE LA PUENTE, CA	450,000.00	0.00		17,500.00	FA
3. CASH ON HAND CASH	20.00	0.00		0.00	FA
4. CHECKING, SAVINGS OR OTHER FINANCIAL ACCOUNTS CHASE BANK CHECKING ACCOUNT	3.00	0.00		0.00	FA
5. HOUSEHOLD GOODS AND FURNISHINGS, INCLUDING AUDIO, VIDEO, AND KITCHEN APPLIANCES	200.00	0.00		0.00	FA
6. HOUSEHOLD GOODS AND FURNISHINGS, INCLUDING AUDIO, VIDEO, AND BEDS/MATTRESSES	500.00	0.00		0.00	FA
7. HOUSEHOLD GOODS AND FURNISHINGS, INCLUDING AUDIO, VIDEO, AND BEDROOM FURNITURE	300.00	0.00		0.00	FA
8. HOUSEHOLD GOODS AND FURNISHINGS, INCLUDING AUDIO, VIDEO, AND LIVING ROOM FURNITURE	200.00	0.00		0.00	FA
9. WEARING APPAREL CLOTHING	300.00	0.00		0.00	FA

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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Case No: 14-19679 BR Judge: Barry Russell Trustee Name: EDWARD M. WOLKOWITZ, CHAPTER 7 TRUSTEE

Case Name: ISMAEL PEREZ GARCIA Date Filed (f) or Converted (c): 05/16/2014 (f)
 JULIETA HERNANDEZ SANTIAGO 341(a) Meeting Date: 06/19/2014

For Period Ending: 10/20/2015 Claims Bar Date: 12/23/2014

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
10. AUTOMOBILES, TRUCKS, TRAILERS AND OTHER VEHICLESE AND ACCESS 1977 CHEVROLET NOVA	400.00	0.00	OA	0.00	FA
11. AUTOMOBILES, TRUCKS, TRAILERS AND OTHER VEHICLESE AND ACCESS 1997 MERCURY VILLAGER	2,000.00	0.00	OA	0.00	FA
INT. Post-Petition Interest Deposits (u)	Unknown	N/A		0.00	FA

	Gross Value of Remaining Assets
TOTALS (Excluding Unknown Values)	\$763,923.00 \$0.00 \$17,500.00 \$0.00
	(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

PER THE ORDER ENTERED ON 10/27/14 AFTER THE HEARING, THE DEBTORS HAD UNTIL 10/28/14 IN WHICH TO TENDER A CASHIER'S CHECK IN THE SUM OF \$21,500. IF DEBTORS FAILED TO PAY, THE TRUSTEE WAS AUTHORIZED TO SELL THE ESTATE'S RIGHT TITLE AND INTEREST IN THE PROPERTY TO A PURCHASER IN THE SUM OF \$17,500. DEBTORS FAILED TO PAY BY THE DEADLINE AND PURCHASER PAID \$17,500. THERE ARE NO FURTHER ASSETS TO PURSUE. CASE CLOSURE WILL COMMENCE. FORMS 1 & 2 WILL BE SENT TO ACCOUNTANT FOR PREPARATION OF FINAL ESTATE TAX RETURNS IF REQUIRED. (12/31/14)

A VOLUNTARY PETITION WAS FILED ON 5/16/14 AND EDWARD M. WOLKOWITZ WAS APPOINTED THE CHAPTER 7 TRUSTEE THEREAFTER. DEBTOR WAS EXAMINED AND TRUSTEE FILED A REPORT OF NO ASSET. THE DEBTORS WERE DISCHARGED AND THE BANKRUPTCY CASE WAS CLOSED. SUBSEQUENTLY TO THE CLOSING OF THE CASE, THE TRUSTEE WAS APPROACHED BY A REAL ESTATE INVESTOR WHO OFFERED \$17,500 IN PROCEEDS IN EXCHANGE FOR THE RIGHT, TITLE AND INTEREST OF THE PROPERTY. INVESTOR WOULD BE BUYING THE RIGHT TO NEGOTIATE WITH THE LENDER. THEREFORE, THE TRUSTEE MOVED TO HAVE THIS CASE REOPENED AND HAS NOW FILED A MOTION TO SELL THE PROPERTY. THE HEARING IS SET FOR 10/14/14. (09.23.14)

Initial Projected Date of Final Report (TFR): 04/30/2016

Current Projected Date of Final Report (TFR): 04/30/2016

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ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 14-19679

Trustee Name: EDWARD M. WOLKOWITZ, CHAPTER 7 TRUSTEE

Case Name: ISMAEL PEREZ GARCIA

Bank Name: Associated Bank

JULIETA HERNANDEZ SANTIAGO

Account Number/CD#: XXXXXX1603

Checking

Taxpayer ID No: XX-XXX5952

Blanket Bond (per case limit): \$2,300,000.00

For Period Ending: 10/20/2015

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
10/30/14	2	ERG Capital, LLC 601 S. Figueroa St., Suite 4050 Los Angeles, CA 90017-5879	PURCHASE OF RIGHT, TITLE AND INTEREST IN REAL PROPERTY PER ORDER DATED 10/27/14	1110-000	\$17,500.00		\$17,500.00
12/05/14		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$25.17	\$17,474.83
01/08/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$25.98	\$17,448.85
02/06/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$25.94	\$17,422.91
03/06/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$23.40	\$17,399.51
03/25/15	101	INTERNATIONAL SURETIES LTD 701 POYDRAS STREET, SUITE 420 NEW ORLEANS, LA 70139	LBR 2016-2(b)(1) Bond Premium	2300-000		\$6.71	\$17,392.80
04/07/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$25.87	\$17,366.93
05/07/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$24.99	\$17,341.94
06/05/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$25.78	\$17,316.16
06/09/15	102	FRANCHISE TAX BOARD BANKRUPTCY BE MS A345 PO BOX 2952 SACRAMENTO, CA 95812-2952	LBR 2016-2(b)(2) 2014 STATE TAX RETURN	2820-000		\$85.00	\$17,231.16
06/15/15	103	GROBSTEIN TEEPLE LLP 6300 CANOGA AVE, STE 1130W WOODLAND HILLS CA 91367	ORDER DATED 6/12/2015 - LBR 2016-2(c) EXPENSES FOR PREPARATION OF TAX RETURNS	3410-000		\$750.00	\$16,481.16

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COLUMN TOTALS	\$17,500.00	\$1,018.84
Less: Bank Transfers/CD's	\$0.00	\$0.00
Subtotal	\$17,500.00	\$1,018.84
Less: Payments to Debtors	\$0.00	\$0.00
Net	\$17,500.00	\$1,018.84

TOTAL OF ALL ACCOUNTS			
	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCE
XXXXXX1603 - Checking	\$17,500.00	\$1,018.84	\$16,481.16
	\$17,500.00	\$1,018.84	\$16,481.16
	(Excludes account transfers)	(Excludes payments to debtors)	Total Funds on Hand
Total Allocation Receipts:	\$0.00		
Total Net Deposits:	\$17,500.00		
Total Gross Receipts:	\$17,500.00		

Central District Of California Claims Register

2:14-bk-19679-BR Ismael Perez Garcia and Julieta Hernandez Santiago

Judge: Barry Russell

Chapter: 7

Office: Los Angeles

Last Date to file claims: 12/23/14

Trustee: Edward M Wolkowitz (TR)

Last Date to file (Govt): 12/23/14

Creditor: (35231079) IRS Attn: Bankruptcy Dept. Fresno, CA 93888	Claim No: 1 Original Filed Date: 09/25/2014 Original Entered Date: 09/25/2014	Status: Filed by: CR Entered by: Maria D Hill Modified:													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Amount</td> <td style="width: 10%;">claimed:</td> <td style="width: 15%;">\$3984.71</td> <td style="width: 10%;"></td> <td rowspan="3" style="width: 55%; vertical-align: middle; padding-left: 10px;"> <i>\$1,221.44 - Valid unsecured</i> <i>Valid Priority</i> </td> </tr> <tr> <td>Secured</td> <td>claimed:</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>Priority</td> <td>claimed:</td> <td>\$2763.27</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>			Amount	claimed:	\$3984.71		<i>\$1,221.44 - Valid unsecured</i> <i>Valid Priority</i>	Secured	claimed:	\$0.00		Priority	claimed:	\$2763.27	<input checked="" type="checkbox"/>
Amount	claimed:	\$3984.71		<i>\$1,221.44 - Valid unsecured</i> <i>Valid Priority</i>											
Secured	claimed:	\$0.00													
Priority	claimed:	\$2763.27	<input checked="" type="checkbox"/>												
History: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Details</td> <td style="width: 10%; text-align: center;">1-1</td> <td style="width: 15%;">09/25/2014</td> <td colspan="2">Claim #1 filed by IRS, Amount claimed: \$3984.71 (Hill, Maria)</td> </tr> </table>					Details	1-1	09/25/2014	Claim #1 filed by IRS, Amount claimed: \$3984.71 (Hill, Maria)							
Details	1-1	09/25/2014	Claim #1 filed by IRS, Amount claimed: \$3984.71 (Hill, Maria)												
Description: Remarks: <i>Schedule F \$6,000</i>															

Claims Register Summary

Case Name: Ismael Perez Garcia and Julieta Hernandez Santiago

Case Number: 2:14-bk-19679-BR

Chapter: 7

Date Filed: 05/16/2014

Total Number Of Claims: 1

Total Amount Claimed*	\$3984.71
Total Amount Allowed*	

*Includes general unsecured claims

The values are reflective of the data entered. Always refer to claim documents for actual amounts.

	Claimed	Allowed
Secured	\$0.00	
Priority	\$2763.27	
Administrative		

PACER Service Center			
Transaction Receipt			
02/23/2015 18:46:48			
PACER Login:	tr2413:3385392:0	Client Code:	
Description:	Claims Register	Search Criteria:	2:14-bk-19679-BR Filed or Entered From: 1/1/1900 Filed or Entered To: 2/23/2015
Billable Pages:	1	Cost:	0.10

TRUSTEE'S PROPOSED DISTRIBUTION

Case No.: 2:14-bk-19679-BR

Case Name: ISMAEL PEREZ GARCIA

JULIETA HERNANDEZ SANTIAGO

Trustee Name: EDWARD M. WOLKOWITZ, CHAPTER 7 TRUSTEE

Balance on hand \$ 16,481.16

Claims of secured creditors will be paid as follows:

NONE

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee Fees: EDWARD M WOLKOWITZ	\$ 2,389.50	\$ 0.00	\$ 2,389.50
Trustee Expenses: EDWARD M WOLKOWITZ	\$ 331.89	\$ 0.00	\$ 331.89

Total to be paid for chapter 7 administrative expenses \$ 2,721.39

Remaining Balance \$ 13,759.77

Applications for prior chapter fees and administrative expenses have been filed as follows:

NONE

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$ 2,763.27 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
1A	Irs	\$ 2,763.27	\$ 0.00	\$ 2,763.27

Total to be paid to priority creditors	\$ 2,763.27
Remaining Balance	\$ 10,996.50

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ 1,221.44 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 100.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
1B	Irs	\$ 1,221.44	\$ 0.00	\$ 1,221.44

Total to be paid to timely general unsecured creditors	\$ 1,221.44
Remaining Balance	\$ 9,775.06

Tardily filed claims of general (unsecured) creditors totaling \$ 8,653.73 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 100.0 percent.

Tardily filed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
2	JPMORGAN CHASE N.A. NATIONAL BANKRUPTCY DEPT	\$ 8,653.73	\$ 0.00	\$ 8,653.73

Total to be paid to tardy general unsecured creditors	\$ 8,653.73
Remaining Balance	\$ 1,121.33

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent.

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

NONE

To the extent funds remain after payment in full to all allowed claims, interest will be paid at the legal rate of 0.1 % pursuant to 11 U.S.C. § 726(a)(5). Funds available for interest are \$ 16.30 . The amounts proposed for payment to each claimant, listed above, shall be increased to include the applicable interest.

The amount of surplus returned to the debtor after payment of all claims and interest is \$ 1,105.03 .